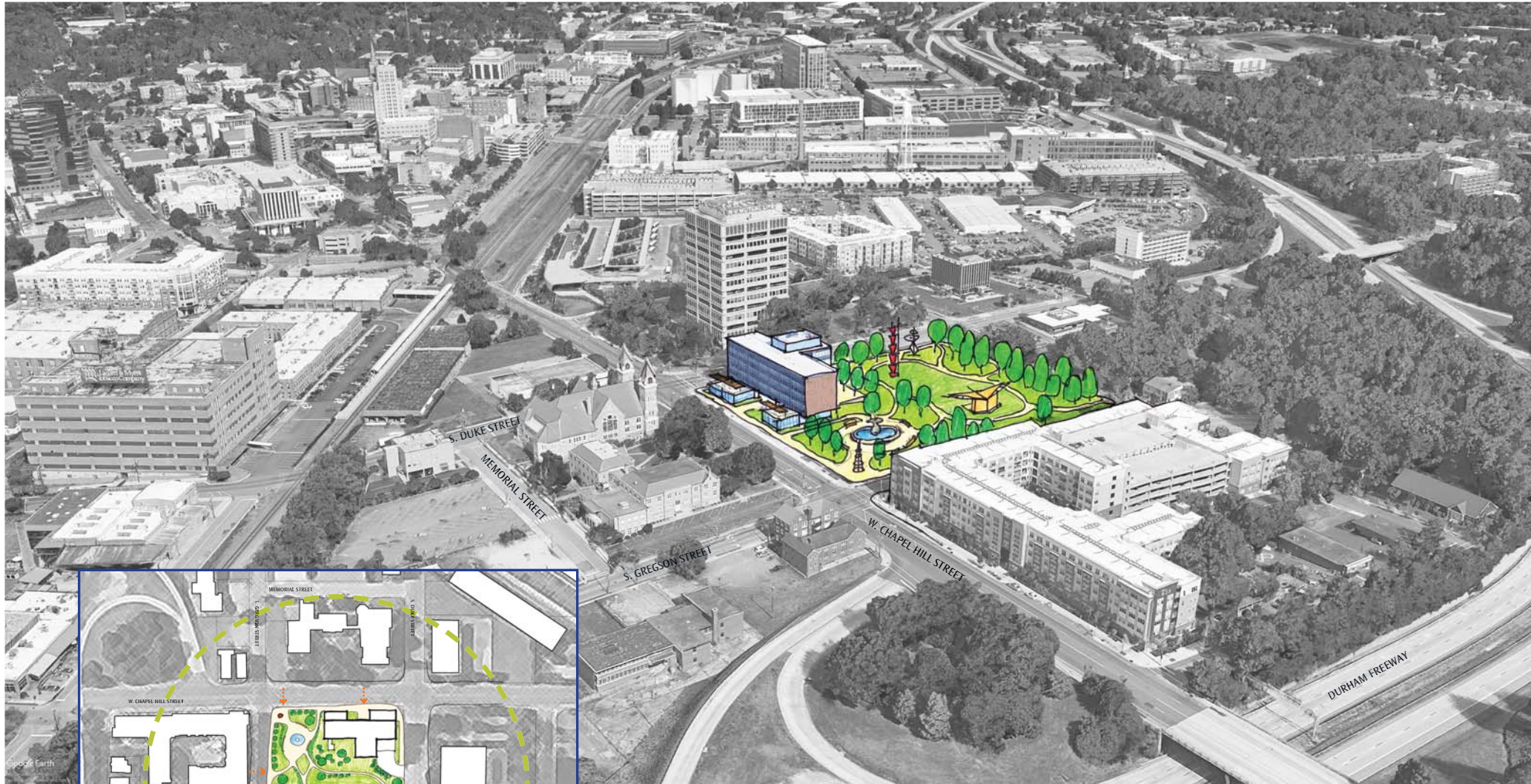


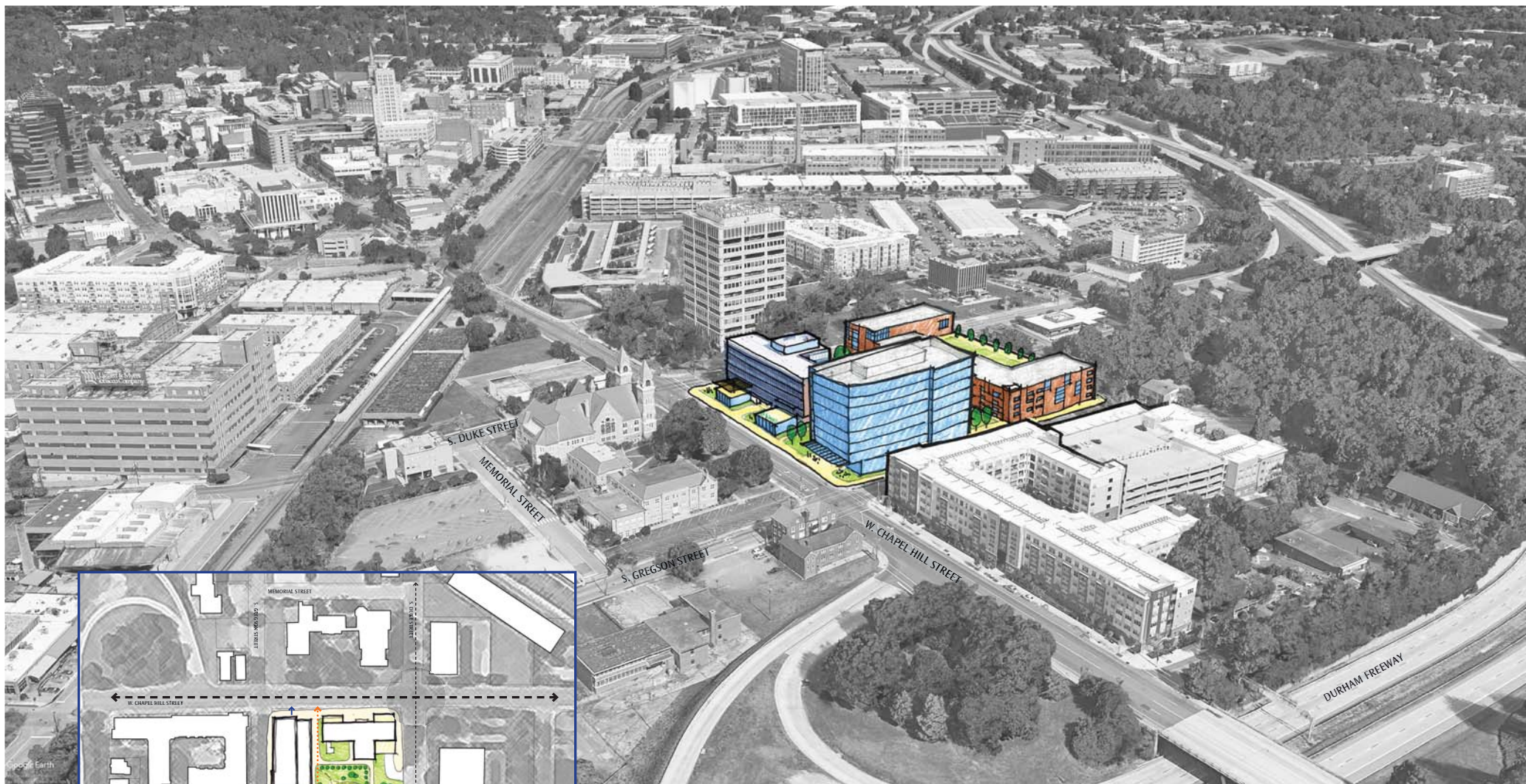
IDEA 1 MUSEUM PARK



- PRESERVE EXISTING BUILDING AND MAXIMIZE OPEN SPACE
- CULTURAL DESTINATION
- RECREATION
- PUBLIC USE OF EXISTING BUILDING

- 92% OF SITE OPEN SPACE
- RETAIL/ RESTAURANT: 10,000 SF
- PUBLIC USE: 60,000 SF

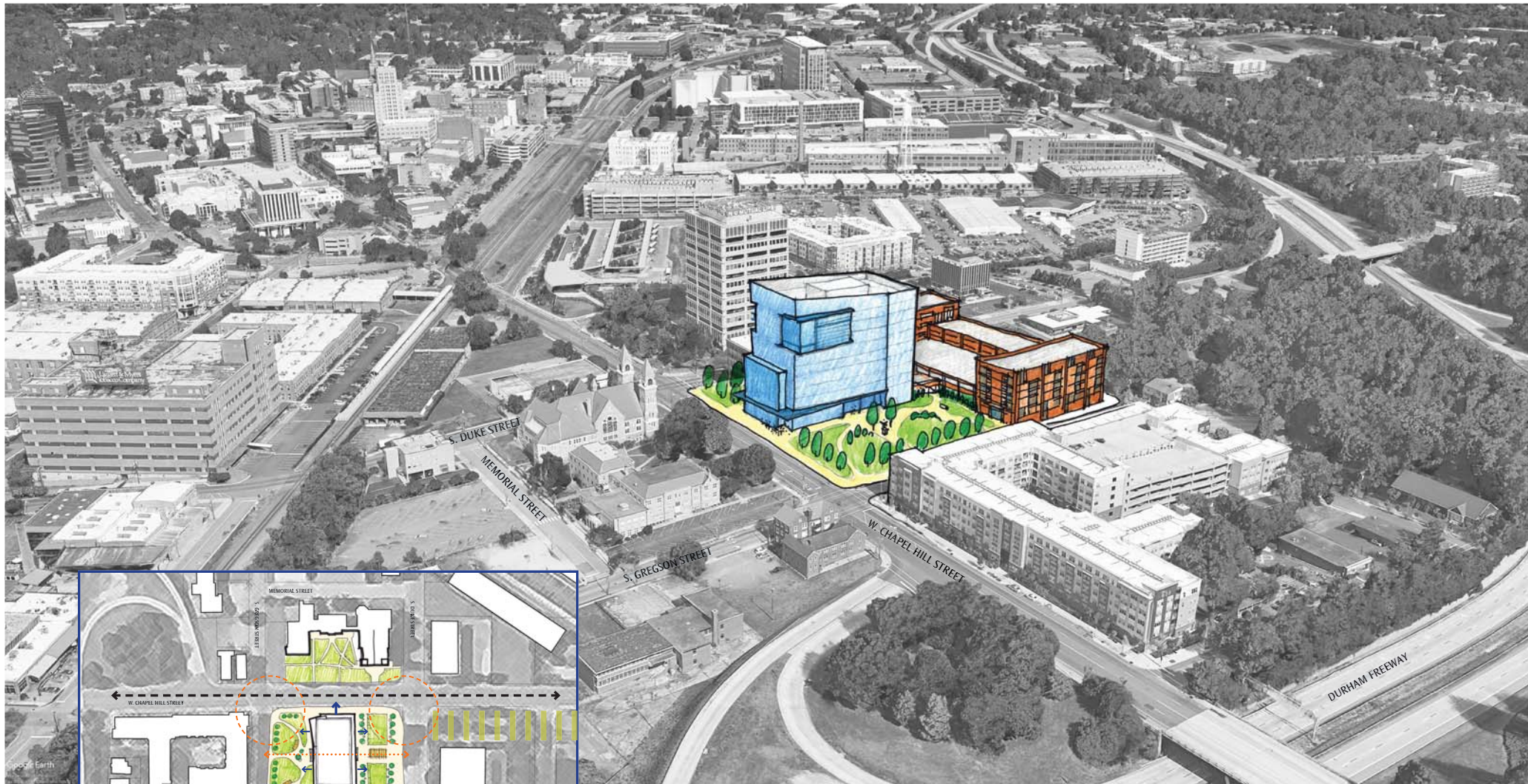
IDEA 2 LITTLE NEIGHBORHOOD



- EMPHASIZE URBAN EDGE ALONG W. CHAPEL HILL STREET
- INTERNAL OPEN SPACE, COURTYARD
- LOW DENSITY - HEIGHT REFERENCE OF EXISTING BUILDINGS
- PRESERVE EXISTING BUILDING

- 42% OF SITE OPEN SPACE
- RETAIL/ RESTAURANT: 24,000 SF
- RESIDENTIAL: 125,000 SF (~100 UNITS)
- OFFICE: 223,000 SF

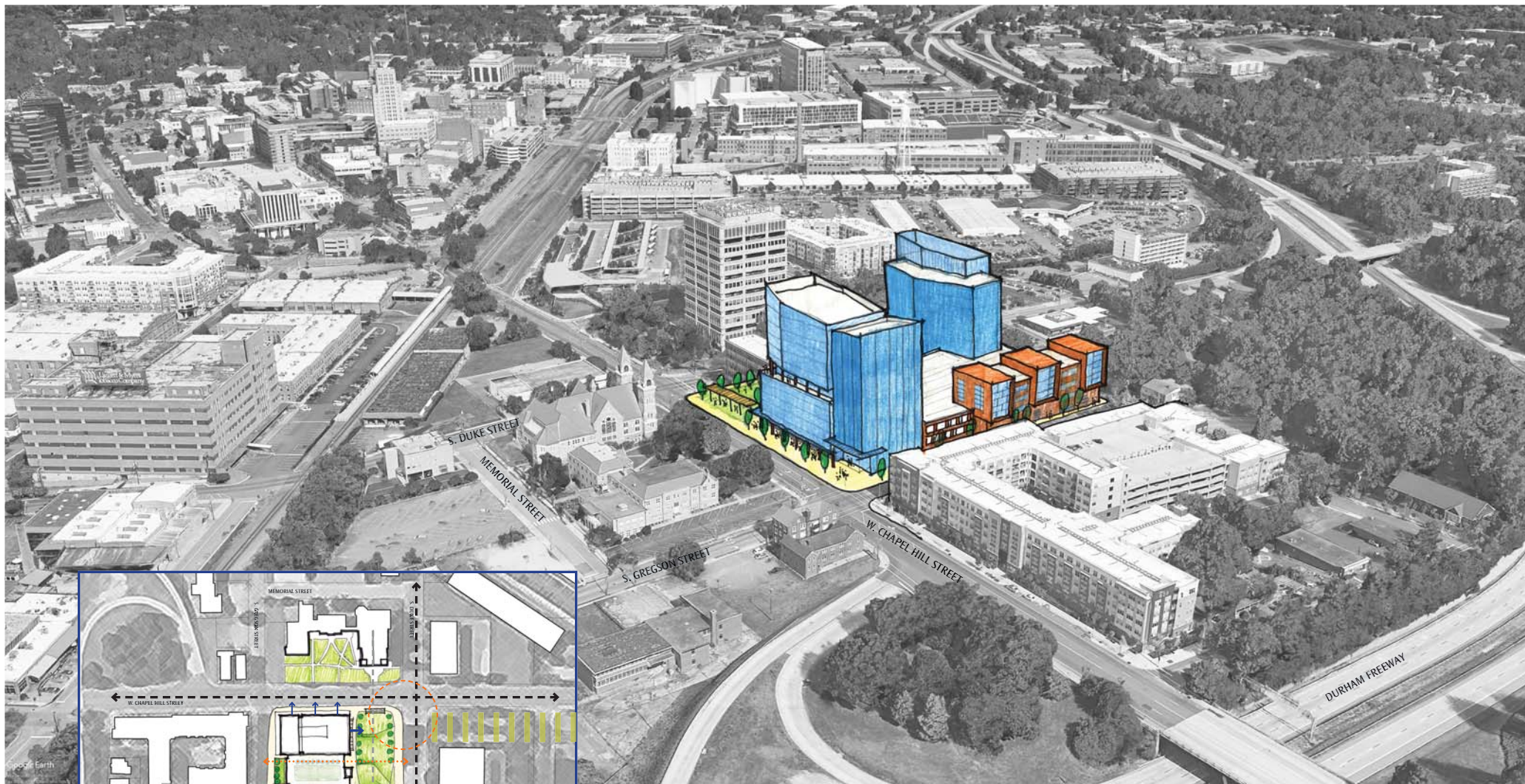
IDEA 3 DURHAM GATEWAY



- HIGH-RISE BUILDING ON W. CHAPEL HILL STREET TO STRENGTHEN IT AS DOWNTOWN GATEWAY STREET - HIGH VISIBILITY
- HIGH DENSITY - MAXIMIZE ALLOWABLE HEIGHT OF 175 FEET
- BUILDING LOCATION IN RESPONSE TO CHURCH FOOTPRINT
- TWO LANDMARK CORNER PARKS

- 45% OF SITE OPEN SPACE
- RETAIL/ RESTAURANT: 20,000 SF
- RESIDENTIAL: 122,000 SF (~100 UNITS)
- OFFICE: 200,000 SF

IDEA 4 URBAN CATALYST



- EMPHASIS ON BOTH W. CHAPEL HILL AND S. DUKE STREETS AS GATEWAYS INTO DOWNTOWN (VISIBILITY)
- HIGH DENSITY - MAXIMIZE ALLOWABLE HEIGHT OF 175 FEET
- CORNER PARK ON AXIS WITH CHURCH ENTRY AND HIGH-RISE BUILDING ENSEMBLE

- 36% OF SITE OPEN SPACE
- RETAIL/ RESTAURANT: 50,000 SF
- RESIDENTIAL: 94,000 SF (~80 UNITS)
- OFFICE: 475,000 SF